

White Horticultural Park

Concept 1 DRAFT

Minimize physical change to property & provide minimal site management

- Short term casual & informal stays
- No support facilities/staff
- Volunteer supported
- Existing footpaths & trails are cleared of debris
- Lawn preserved as open space/ meadow
- Barn structure stablized & preserved, but no public use/access
- Kiosk & Equipment storage buildings added

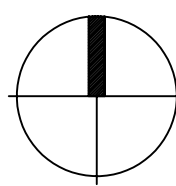
Legend:

- 50' buffer
- Existing trails
- Existing trees > 5" diameter, outside woodlands
- Existing garden beds
- Proposed seating areas
- Proposed Interpretive Activity Station
- Existing parking area
- Proposed new structures
- Proposed kiosk
- Slope > 15%

Figure 5-1.

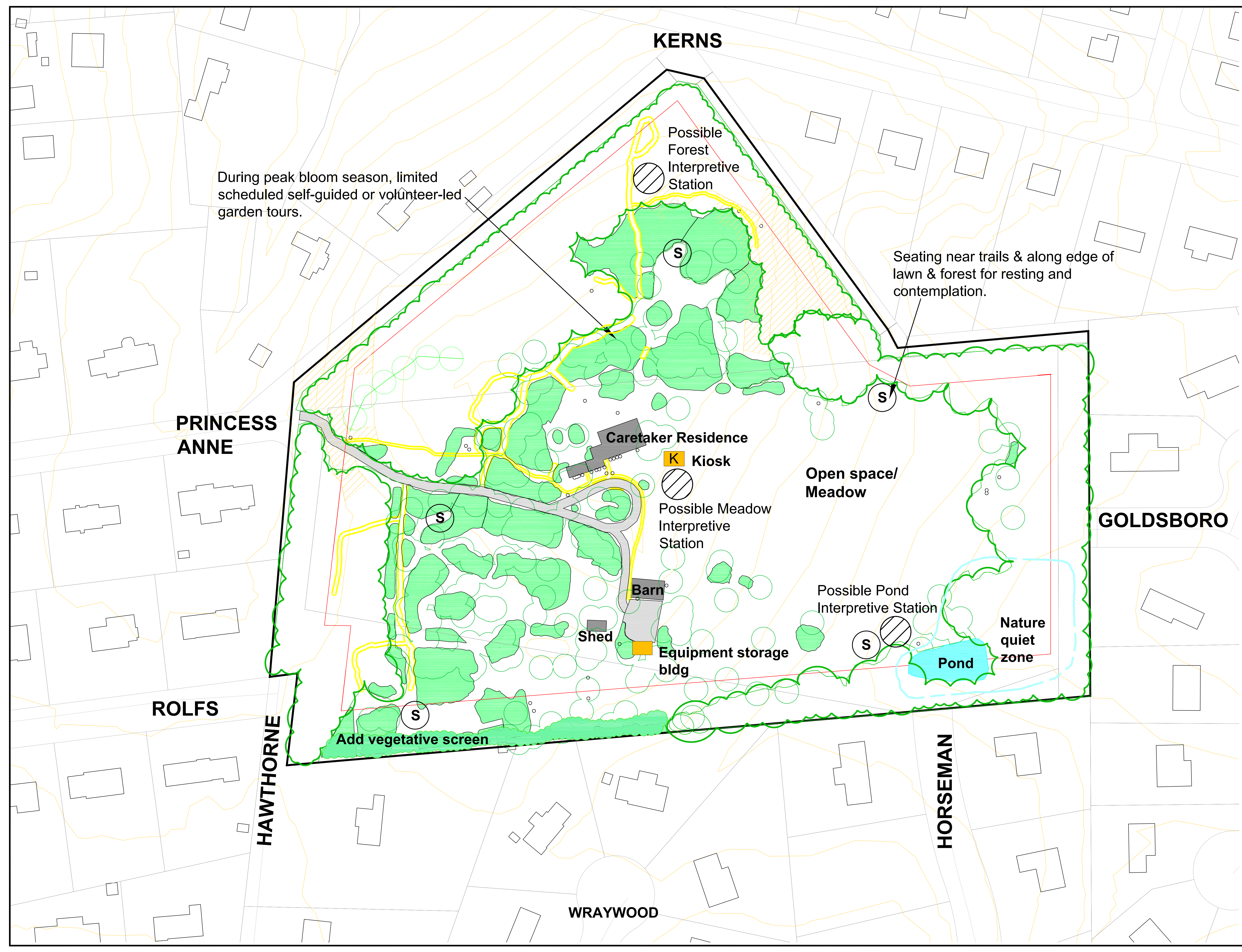
(Source: FCPA)

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0 50 100

SCALE: 1" = 50'



- **Slopes.** While the topography of the park is generally flat to gently rolling, there are a few areas of the landscape where the slopes exceed 15%. These are located on the east side of the property near the entry to the existing driveway, and on the northeast side of the property, just east of the upper garden. Unless absolutely necessary, development within these areas should be limited to mitigate the need for regrading and the required woodland clearing associated with cut and fill operations.
- **Buffers.** Based upon FCPA park policy guidelines, a 50' buffer is required between new park development and the park property line in order to mitigate conflicts with adjacent properties. In most areas, the existing woodlands provide this buffer. A vegetative buffer will need to be established along the southwest boundary of the park.

Landscape Management Approach Alternatives

Based upon the management goals, programming requirements, interpretation opportunities, operational and functional requirements, and planning and design considerations identified above, three alternative approaches to landscape management and development within the White Horticultural Park have been identified. These alternatives are described in more detail below and are illustrated by conceptual graphics, see Figures 5-1 through 5-3.

Concept One: Minimize physical change to property and provide minimal site management

- **Operations:**
 - Hours of operation: Daily 9:00 a.m. to 5:00 p.m.
 - User experience would be short-term, self-directed, and casual during limited hours. No visitor support facilities (i.e. water fountain, restrooms) or on-site staff.
 - Site management/maintenance supported by volunteers.
 - During peak bloom season, limited, scheduled, self-guided garden tours provided.
 - Proposed parking spaces: 25 spaces
 - Projected Average Daily Users: Up to 30/day
- Entire house remains as a caretaker's residence only, with no public use. An on-site/resident caretaker will have limited responsibility for management of the property.
- An interpretive kiosk located at the edge of the field becomes a point of orientation for visitors and captures the views from the house.
- Existing footpaths and trails are cleared of debris and maintained for unprogrammed visitor access.
- Great lawn area is preserved as open space or meadow.

- Benches are placed near trails and along the edge of the lawn and forest for resting and contemplation.
- Small interpretive signs are installed along the trails and pathways.
- Barn structure is stabilized and preserved, but public use/access is not provided.
- Non-native and invasive plant species are removed and managed to prevent further infestation.
- Perimeter fence is installed. Gates are added at key points for controlled access to the property.
- Small maintenance/equipment storage building is constructed in the small parking area behind barn.
- Vegetative screening is added along the southern border.
- Existing gardens are maintained with volunteer help, but not expanded.

Concept Two: Provide complementary functions to Green Spring Gardens and Hidden Oaks Nature Center

Concept Two proposes uses and limited programs that complement or expand upon those offered at Green Spring Gardens and Hidden Oaks Nature Center, and assumes an enhanced facility with limited site management and maintenance. It incorporates and builds upon all of the Concept One features with the following additions/changes:

- Operations:
 - Active but limited site management and maintenance.
 - Limited adult and child horticultural and nature programs demonstrate gardening techniques and promote sound ecological practices in partnership with Green Spring Gardens and volunteer organizations (i.e. nature walks on the property with a naturalist from Hidden Oaks, or another volunteer group, may be offered).
 - Facilities for programs limited to groups of 50 individuals at a time.
 - Hours expanded to 9:00 am to dusk on a daily basis.
 - Proposed parking spaces: 25-40 spaces.
 - Average daily visitors: Up to 50/day.
- House remains as a caretaker's residence with part of the first floor (living room, restrooms, sunroom and greenhouse) used to support garden/horticultural programs.
- Demonstration gardens are added in keeping with the existing woodland garden/open meadow and other garden themes, such as wildflowers, ferns, meadow plants, and/or native species trees, shrubs and plants.
- Single picnic tables, seating areas and other visual/functional amenities, like pergolas, gazebos, etc. are added along trails and woodland edge to enhance the landscape and support the visitor program.
- Trails are expanded and connected to create a woodland perimeter trail.
- Nature interpretation/activity stations are added along the perimeter woodland trail. Access to key interpretive features is ADA compliant.
- Small orientation building (in lieu of kiosk) with unstaffed information area, restrooms and water fountains are constructed near the residence with compatible architectural features.

White Horticultural Park

Concept 2 DRAFT

Provide complementary functions to Green Spring Gardens & Hidden Oaks Nature Center.

- **Concept 2** incorporates & builds upon all of **Concept 1** features.
- Limited site management-active volunteers
- Spaces in residence for programs
- Casual picnic areas
- Programs limited to groups up to 50 individuals at a time
- Add unstaffed orientation building & comfort station
- Add perimeter trail w/ activity stations
- Add new garden beds

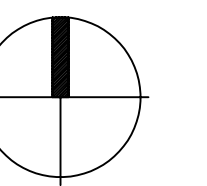
Legend:

- 50' buffer
- Existing trail
- Proposed perimeter trail
- Existing trees > 5" diameter, outside woodlands
- Existing garden beds
- Proposed seating areas
- Proposed trailside Interpretive/ Activity Station
- Existing parking area
- Proposed new structures
- Proposed orientation bldg.
- Slopes > 15%

Figure 5-2.

(Source: FCPA)

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0 50 100

SCALE: 1" = 50'

Seating areas, picnic tables, etc. and other visual/functional amenities are added along trails and woodland edge to support visitor program

Demonstration gardens are added in keeping with the existing woodland garden/open meadow and other garden themes

Possible Forest Interpretive Station

Caretaker residence & Program space

New Garden

Possible Meadow Interpretive Station

Open space/ Meadow

Orientation bldg

Possible Pond Interpretive Station

Nature quiet zone

Pond

Shed
Equipment storage bldg

Barn

Add vegetative screen

PRINCESS ANNE

GOLDSBORO

ROLFS

HAWTHORNE

HORSEMAN

WRAYWOOD

Concept Three: Stand alone horticulture park with own identity and mission

Concept Three incorporates and builds upon all of the **Concept Two** features with the following additions/changes:

- Operations:
 - Active site management and maintenance.
 - Proposed parking spaces: 50-75 spaces.
 - Average daily visitors: Up to 75/day.
- House is converted to a visitors' center with space for staff support (i.e. office and kitchen), visitor restrooms, staffed visitors' welcome desk, small horticultural/nature library and research area, visitor information and orientation area, meeting spaces, program/classroom spaces, water fountains and possibly vending machines and plant and gift sales. There is no separate orientation building.
- Horticultural gardens are expanded with new garden beds appropriate to the site.
- If feasible, barn is restored and improved/adapted for program space, exhibit space or other functional space (feasibility study would be needed).
- New programmatic facilities are added.
- Greenhouse and plant propagation building is added near maintenance building (existing shed and/or camellia house possibly reused).
- Outdoor shelter is constructed for reserved casual group picnics, outdoor classroom and other casual outdoor group activities.
- Special outdoor group activity area is dedicated for special group activities for up to 75 people.

White Horticultural Park

Concept 3 DRAFT

Stand alone horticultural park with own identity & mission

- **Concept 3** incorporates and builds upon all of the **Concept 2** features

- Active site management & maintenance.

- Add greenhouse & plant propagation area

- Reuse residence entirely as visitor center & program support

- Barn is restored & adapted for exhibit space

- Reservable outdoor shelter for picnics, outdoor classroom

- Special outdoor event area

- small weddings only

- no receptions

- community gatherings

Legend:

- 50' buffer
- Existing trail
- Proposed perimeter trail

- Existing trees > 5" diameter, outside woodlands
- Existing garden beds

- Proposed seating areas
- Proposed trailside Interpretive/ Activity Station

- Existing parking area
- Proposed new structures
- Slopes > 15%

Figure 5-3.
(Source: FCPA)

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